

**MINUTES
TO BE
APPROVED**

**MINUTES OF THE WEST JORDAN CITY
REDEVELOPMENT AGENCY MEETING**

Wednesday, June 10, 2015

6:00 p.m.

Council Chambers

8000 South Redwood Road

West Jordan, Utah 84088

BOARD: Chair Kim V. Rolfe and Board Members, Jeff Haaga, Judy Hansen, Chris McConnehey, Chad Nichols, and Ben Southworth. Board Member Sophie Rice was excused.

STAFF: Bryce Haderlie, Interim City Manager; Darien Alcorn, Deputy City Attorney; Melanie Briggs, City Clerk; David Oka, Economic Development Director; Ryan Bradshaw, Finance Manager; Justin Stoker, Deputy Public Works Director; Marc McElreath, Fire Chief; Doug Diamond, Police Chief; Brian Clegg, Parks Director; Larry Gardner, Senior Planner; Eric Okerlund, Budget Officer; Jeremy Olsen, Assistant to the City Manager; Jared Smith, Risk Manager; Tim Heyrend, Utilities Engineer; Drew Sanders, Police Lieutenant, and Joe Monson, Police Traffic Sergeant.

I. CALL TO ORDER

Chair Kim V. Rolfe called the Redevelopment Agency meeting to order at 9: 47 p.m.

II. BUSINESS ITEMS

APPROVE THE MINUTES OF MAY 13, 2015 AS PRESENTED

MOTION: Board Member McConnehey moved to approve the minutes of May 13, 2015 as presented. The motion was seconded by Board Member Hansen.

A roll call vote was taken:

Board Member Haaga	Yes
Board Member Hansen	Yes
Board Member McConnehey	Yes
Board Member Nichols	Yes
Board Member Rice	Absent
Board Member Southworth	Yes
Chair Rolfe	Yes

The motion passed 6-0.

**DISCUSSION AND POSSIBLE ACTION REGARDING RESOLUTION 170,
AUTHORIZING THE PREPARATION OF A DRAFT COMMUNITY
DEVELOPMENT PROJECT AREA PLAN AND A BENEFIT ANALYSIS &
BUDGET FOR COMMUNITY DEVELOPMENT PROJECT AREA – COPPER
HILLS MARKETPLACE CDA #2**

David Oka said in order to begin the process of creating a community development project area, §17C-4-102(1) of the Utah Code required that redevelopment agencies adopt a resolution authorizing the preparation of a community development draft project area plan.

Once adopted, the agency would begin the process to establish a CDA, including obtaining legal counsel, hiring a consultant to begin to work on a budget and project area plan, and negotiating with taxing entities with jurisdiction in the proposed area.

Agency staff had met with industry representatives regarding the feasibility of the area around the intersection of 9000 South 5600 West for a regional shopping district. These talks have culminated in a proposed shopping center at this location. In order to make the project a reality, a CDA is necessary to assist with site acquisition costs and on-site or off-site infrastructure requirements. Final costs would be determined once the consultant had completed the project area plan and budget.

The fee for the consultant to create the Benefit Analysis & Budget was estimated to be between \$10,000 - \$15,000, and the attorney's fee to prepare the Economic Development Project Area Plan would be up to \$18,000, which would be paid by revenue from the project.

Staff recommended approval of a resolution authorizing the preparation of a Draft Project Area Plan and a Benefit Analysis & Budget for CDA #2.

MOTION: Councilmember Nichols moved to approved Resolution 170, authorizing the preparation of a Draft Project Area Plan and a Benefit Analysis & Budget for Community Development Project Area – Copper Hills Marketplace CDA #2. The motion was seconded by Councilmember Hansen.

A roll call vote was taken:

Board Member Haaga	Yes
Board Member Hansen	Yes
Board Member McConnehey	Yes
Board Member Nichols	Yes
Board Member Rice	Absent
Board Member Southworth	Yes
Chair Rolfe	Yes

The motion passed 6-0.

III. PUBLIC HEARING

**RECEIVE PUBLIC INPUT AND CONSIDER FOR APPROVAL, RESOLUTION 171.
ADOPTING THE FINAL BUDGET FOR THE CITY OF WEST JORDAN
REDEVELOPMENT AGENCY FOR FISCAL YEAR 2015-2016**

Bryce Haderlie the Interim Executive Director delivered the proposed budgets to the Board on May 4, 2015. The Board adopted the tentative budgets on May 13, 2015. The budget could be reviewed, discussed, and amended as necessary up through the public hearing and final adoption.

Fiscal impact for these funds was \$3,865,807.

Staff recommended approval of Resolution 171, adopting the Fiscal Year 2015-2016 Final Budgets for the Redevelopment Agency of West Jordan City.

Chair Rolfe opened the public hearing. There was no one who desired to speak. Chair Rolfe closed the public hearing.

MOTION: Board Member Nichols moved to approve Resolution 171, adopting the Fiscal Year 2015-2016 Final Budgets for the Redevelopment Agency of West Jordan City. The motion was seconded by Board Member Hansen.

A roll call vote was taken:

Board Member Haaga	Yes
Board Member Hansen	Yes
Board Member McConnehey	Yes
Board Member Nichols	Yes
Board Member Rice	Absent
Board Member Southworth	Yes
Chair Rolfe	Yes

The motion passed 6-0.

IV. ADJOURN

MOTION: Board Member Southworth moved to adjourn the Redevelopment Agency meeting and convene the Municipal Building Authority meeting. The motion was seconded by Board Member McConnehey and passed 6-0 in favor.

The meeting adjourned at 9:50 p.m.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

KIM V. ROLFE
Chair

ATTEST:

BRYCE HADERLIE
Interim Executive Director

Approved this 12th day of August 2015

DRAFT